

CITY OF DELTA, UTAH
PUBLIC HEARING
FEBRUARY 17, 2005

PRESENT

Gayle Bunker
Robert Banks
Wesley Bloomfield
Bruce Curtis
Margaret Dutson

Mayor
Council Member
Council Member
Council Member
Council Member

ABSENT

Glen Swalberg
Richard Waddingham

Council Member
City Attorney

ALSO PRESENT

Alan Riding
Gregory Jay Schafer
Tom and Anita Rucker
Sandra Lister
Mitchell & Kirtt Myers
Easton Jackson
Rusty Dutson
Steve & DeNean Wilstead
Lamar Stephenson & Son
Bill Nelson
Rendon Hughes

Public Works Director
City Recorder
City Resident
City Resident
City Residents
City Resident
City Resident
City Residents
City Residents
City Resident
City Resident

Mayor Bunker called the public hearing to order at 6:30 p.m. He stated that notice of the meeting time, place and agenda had been provided to the Millard County Chronicle/Progress and to each member of the City Council at least two days prior to the meeting. City Recorder Gregory Schafer acted as secretary.

Mayor Bunker advised those in attendance that the purpose of the public hearing was to receive public comment regarding zone changes on various properties located within city boundaries. Mayor Bunker stated that the reason for the proposed zone changes is that most of the properties involved are currently designated as development zones, which are somewhat vague as to requirements and restrictions. The zone designations were set approximately twenty-five years ago. The Planning & Zoning Commission has reviewed the zone designations and uses of the properties involved and has recommended that it is in the best interest of Delta City residents to change the

zone designation on those properties. The Planning & Zoning Commission has attempted to assign zone designations which will most closely fit the current use of the affected areas.

Mayor Bunker opened the public hearing to comment from the floor and noted that there will be no action taken on this matter this evening; the sole purpose of the public hearing is to receive public comment on the proposed zone changes. Zoning Officer Alan Riding reviewed a map of the proposed zone changes, including current and proposed zone designations, along with an explanation of the zone designation requirements.

Mr. Steve Wilstead expressed concern regarding the proposed zone change on Tom Rucker's property; whether the zone change from Rural Residential to Highway Commercial would eliminate the right to keep animals on the property in the future, should he decide to sell or give the property to his children. Mr. Wilstead stated his opinion that Mr. Rucker's property should remain zoned as Rural Residential.

Mr. Tom Rucker stated his concern that the proposed zone change on his property will affect the animal rights on his property and advised the Council that he is against the proposed zone change for the reason that his animal rights would not carry over to his children if he were to give the property to them. In addition, he is not in favor of allowing businesses to locate that closely to his residence.


Mitchell Myers told Council Members that the property adjacent to Highway 50 east of Delta was intended to be commercial property when city expansion planning was done twenty-five years ago. Mr. Myers noted that the value of property along a highway is much greater when used for commercial rather than residential purposes and felt that the Planning & Zoning Commission had done a good job of researching and studying the proposed zone changes. Mr. Myers expressed his support for the zone changes recommended by the Planning & Zoning Commission.

Mayor Bunker thanked those who had made comments and explained that a great deal of time has been expended by the Planning & Zoning Commission prior to making their recommendations to the City Council. He stressed that making zone changes is difficult and is a decision which both the Planning & Zoning Commission and the City Council take very seriously. Mayor Bunker indicated that all concerns expressed by individuals this evening are the same concerns considered by Planning & Zoning Commissioners prior to their decision to recommend these zone changes. It is the responsibility of the City Council to make decisions which they feel are in the best interest of the majority of city residents. This responsibility is accomplished by considering recommendations of the Planning & Zoning Commission as well as comments and concerns voiced by residents.

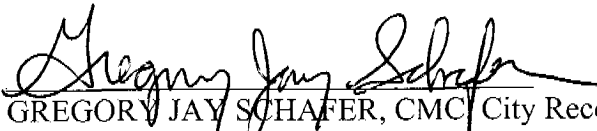
Mayor Bunker reminded those present that a decision on this matter will not be made this evening and stressed that the earliest date when the matter will be discussed is the regularly scheduled City Council Meeting on March 17, 2005. A decision may or may not be made at that time.

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Mayor Bunker declared the public hearing closed at 6:59 p.m.



GAYLE BUNKER, Mayor



GREGORY JAY SCHAFER, CMC City Recorder

MINUTES APPROVED: RCCM 03-17-05

